

BOARD OF MADISON COUNTY COMMISSIONERS
November 6, 2006 MINUTES

On Monday, November 6, 2006, a meeting of the Board of Madison County Commissioners came to order at 10:00 AM, with Commissioners Ted Coffman, Frank Nelson and David Schulz present.

Frank Nelson moved to approve the October 30, 2006, minutes as read. Discussion ensued regarding the wording in the minutes that referred to making a decision to hire an individual before calling the references. David Schulz stated that he would like to be on record as being concerned about the process of calling references and that references should be called on prospective candidates. David Schulz seconded the motion. All voted aye and the motion carried.

Those people in attendance at the meeting were Marilyn Ross, Jim Hart, Doris Fischer, Staci Beecher, Margie Reeves, Les Reeves, Mara-Gai Katz, Clay Landry, and Scott Bechtle.

Marilyn Ross, District 2 Commissioner Candidate, and Jim Hart, District 3 Commissioner Candidate, were present to observe the meeting.

Reeve's Minor Subdivision Preliminary Plat: Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with the preliminary plat of Reeve's Minor Subdivision. Margie and Les Reeves, Landowners, and Mara-Gai Katz, Landowner Representative, were also present for this portion of the meeting. This subdivision is located on the north side of Judy Lane approximately three miles south of Alder and would create two single-family residential homesites on thirty acres. Lot one would be 10 acres in size and lot two would be 20 acres. After discussion regarding irrigation and fire protection, David Schulz moved to accept the preliminary plat of Reeve's Minor Subdivision in Section 21, Township 6 South, Range 4 West, with the Planning Board's recommended conditions but amending Condition #16, to change the size of the underground cistern from 12,000 gallons to 10,000 gallons and also allow for the possibility of a dry hydrant in the Ruby River. Frank Nelson seconded the motion. All voted aye and the motion carried.

Antelope Trails Minor Subdivision Preliminary Plat: Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with the preliminary plat of Antelope Trails Minor Subdivision. Clay Landry, Landowner, was also present for this portion of the meeting. The property is 177.4 acres located approximately two miles southwest of Waterloo and would create five single family lots ranging in size from 53.7 acres to 26.9 acres with a 40 acre irrigated green space or hayfield in the center of the lots. The hayfield would be jointly owned in conjunction with each lot and managed by a Homeowners Association. Frank Nelson moved to approve the preliminary plat of Antelope Trails Subdivision in Section 3, Township 2 South, Range 5 West, with the Planning Board's recommended conditions and including the standard Weed Condition. David Schulz seconded the motion. All voted aye and the motion carried.

Mountain Club Phase 1 Preliminary Plat: Doris Fischer, Planner, Staci Beecher, Planner 1, and Scott Bechtle, Gaston Engineering, presented the Board with the preliminary plat of Mountain Club Phase 1, owned by Big Sky Resort and Boyne Properties. This proposal pertains to 37 acres along the west side of Rising Bull Road and would create 38 single-family residential lots, ranging in size from .5 to 1.3 acres. One utility lot would also be created, to accommodate a water booster station. Approximately 3.5 acres of open space would be designated for ski runs. This proposal and future phases of the Mountain Club project will be addressed as part of a new Mountain Village Overall Development Plan Amendment, expected to be submitted for County review in 2007. Per recommendation of the Planning Board, David Schulz moved to accept the preliminary plat of Mountain Club Phase 1 in Sections 19 and 30 of Township 6 South, Range 3 East, with sixteen conditions. Frank Nelson seconded the motion. All voted aye and the motion carried.

Long Minor Subdivision Preliminary Plat: Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with the preliminary plat of Long Minor Subdivision. This property consists of a 5.3 acre lot that was originally two lots, Lot 155-A and Lot 157-A, 2.49 acres and 2.84 acres in size respectively. The buyer of Lots 155-A and 157-A aggregated the two lots into one, in July 2004. The new 5.3-acre lot was called Lot 155-A-1. The current owner of Lot 155-A-1 is requesting to split the lot back into two lots. Frank Nelson moved to approve the preliminary plat of Long Minor Subdivision, amending Lot 155-A-1 in Yellowstone Mountain Club Subdivision, with the Planning Board's recommended conditions. David Schulz seconded the motion. All voted aye and the motion carried.

Commissioners' Meeting – November 6, 2006

Grey Goose Subdivision Final Plat: Doris Fischer, Planner, and Staci Beecher, Planner 1, presented the Board with the final plat of Grey Goose Subdivision. This property will combine Tracts 12A and 12B and allow eight residential condominiums to be built on the 2.25-acre site. The property is located at the intersection of Lone Mountain Trail (formerly called Jack Creek Road or Big Sky Spur Road) and Rising Bull Road and has met all conditions of approval but still needs to incorporate Fire Department language in the covenants. David Schulz moved to approve the final plat of Grey Goose Subdivision in Section 19, Township 6 South, Range 3 East, to include the Gallatin Canyon Consolidated Rural Fire District requirements and to not record the plat until the RID obligations for tracts 12A and 12B have been paid. Frank Nelson seconded the motion. All voted aye and the motion carried.

Journal Vouchers: Frank Nelson moved to approve Journal Vouchers for the 10/06 accounting period. David Schulz seconded the motion. All voted aye and the motion carried.

Fire Board Appointment: David Schulz moved to appoint Max Moltich as a trustee on the Sheridan Rural Fire District Board for a three year term that will expire in 2009. Frank Nelson seconded the motion. All voted aye and the motion carried.

Grant Writer Position: David Schulz moved to offer the Grant Writer/Administrator position to Barbie Durham at her current salary of \$16.05 per hour with the stipulation that on July 1, 2007, her salary be set at the greater of \$16.05 per hour or 95% of a department head's salary and that she receive a department head's salary after 2080 hours as Grant Writer. Frank Nelson seconded the motion. All voted aye and the motion carried.

With no further business the meeting adjourned at 4:15 PM.

C. Ted Coffman, Chairman
Board of Madison County Commissioners

Date Approved: November 13, 2006
Minutes prepared by:

Laurie Buyan, Administrative Assistant

Peggy Kaatz, Clerk and Recorder, Madison County